

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MEDFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	KRAY DONNA L TRUSTEE	Unit #:	1
Owner 2:	DONNA L KRAY REVOCABLE TRUST		
Owner 3:			
Street 1:	15 MEDFORD ST # 1		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	KRAY DONNA L -		
Owner 2:	-		
Street 1:	15 MEDFORD ST # 1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 1324 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7111			Med. Tr	-5												

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BLUE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 3		Baths: 1		HB					

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	16.659999847
Name:	153 - 7111

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj \$ / SQ:	399.440
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620926
Depreciation:	115492
Depreciated Total:	505434

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	419.41	
Special Features:	0	Val/Su Net:	381.72	
Final Total:	505400	Val/Su SzAd	381.72	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,324	399.440	528,858	
Net Sketched Area:		1,324	Total:	528,858	
Size Ad	1324	Gross Area	1324	FinArea	1324

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
58					
58					
24					

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0005-0011.A

[illegible]

More: N Total Yard Items: Total Special Features: Total:

IMAGE

AssessPro Patriot Properties, Inc

